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# Portfolio of Popular American Homes



Designed by

ARCHITECTURAL DIVISION, C. W. BABCOCK ORGANIZATION

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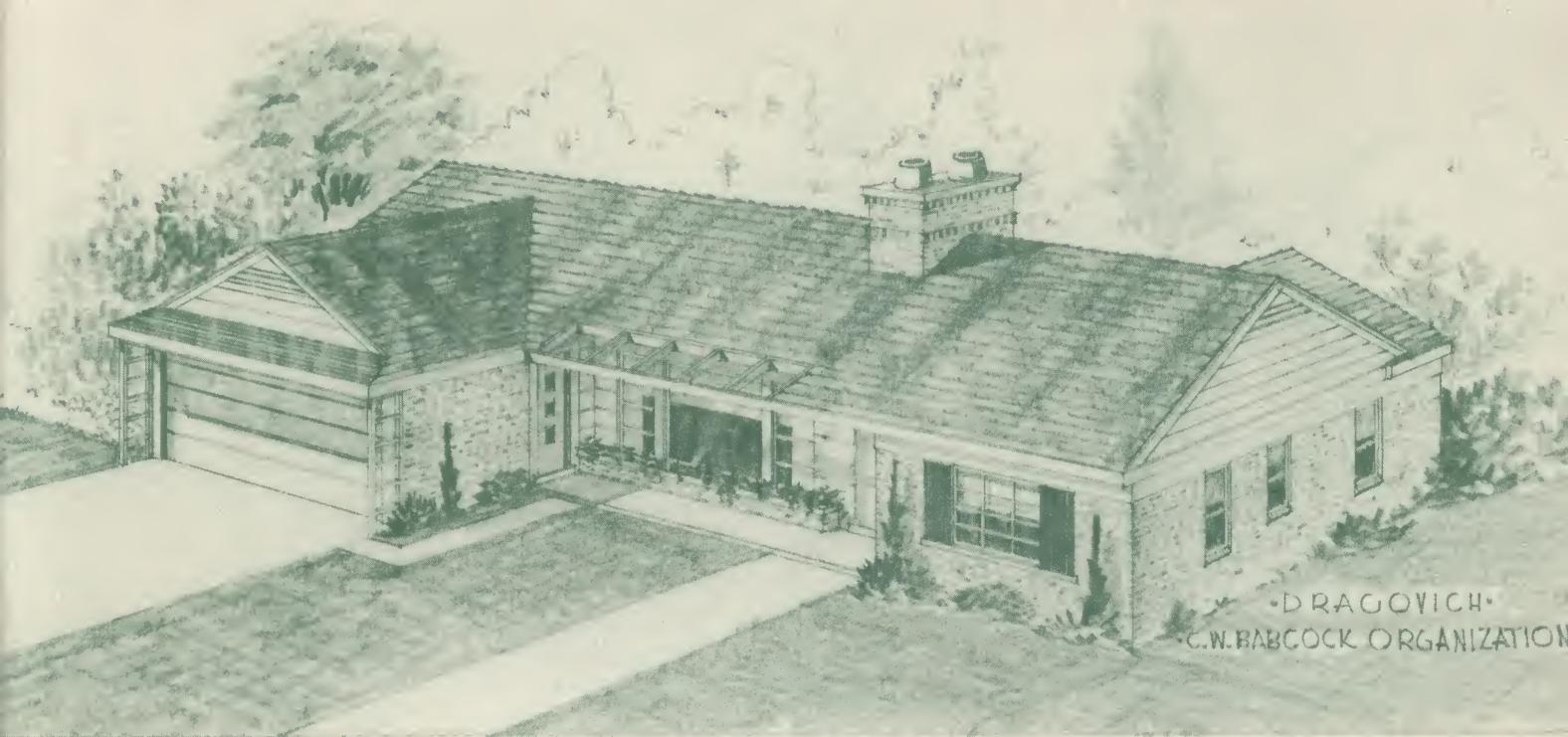
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Jim Draeger



**PLAN B-20 — 29,300 CUBIC FEET — LIVING AREA 1,123 SQUARE FEET**

Here is a design for a small, convenient and compact ranch-type house attractive in appearance. It has five rooms and bath with attached garage.

The front is protected by an overhanging roof cut out over planting boxes to admit sunshine and rain. This covered way leading to the garage is a decorative feature.

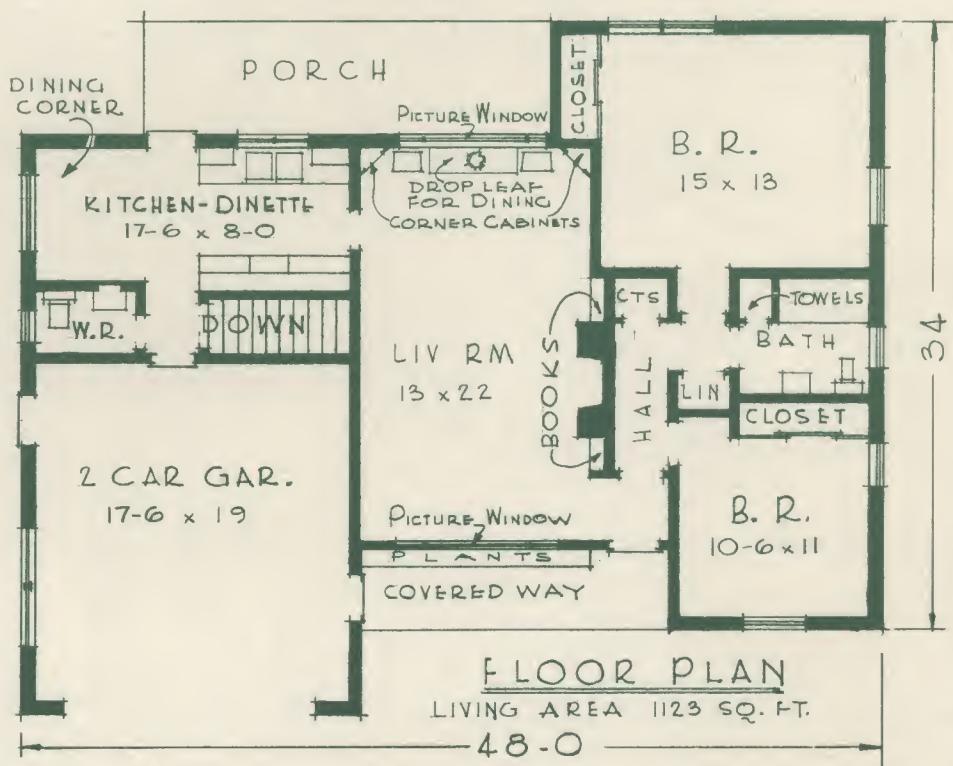
The living room is spacious and has large glass areas both front and rear. There are optional dining areas—at the rear of the living room and in the dinette corner of the kitchen. The rear porch also is large enough for dining as well as for out-door living.

Both bedrooms have huge closets with sliding doors. There also are closets in the hall for bedroom linens and in the bathroom for towels.

Just off the basement stairway is a washroom easily accessible from the living quarters and near the service entry. Type of heating suggested is gas or oil forced air, or hot water.

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The exterior is of brick veneer. Concrete or cinder block are op-

tional. A 55-foot or wider lot is required for this house.



## PLAN B-14 — 34,200 CUBIC FEET — LIVING AREA 1,500 SQUARE FEET

Low, rambling lines mark this three-bedroom ranch-style house which contains seven rooms, bath, washroom, dining nook and two-car garage. The garage door can be placed in front if the size of the property does not permit a side entrance. Without the garage, the house will fit a lot 65 feet or more wide.

There are many features, which may be installed initially at moderate cost. Some are optional, such as the indoor planting box under the picture window in the dining ell.

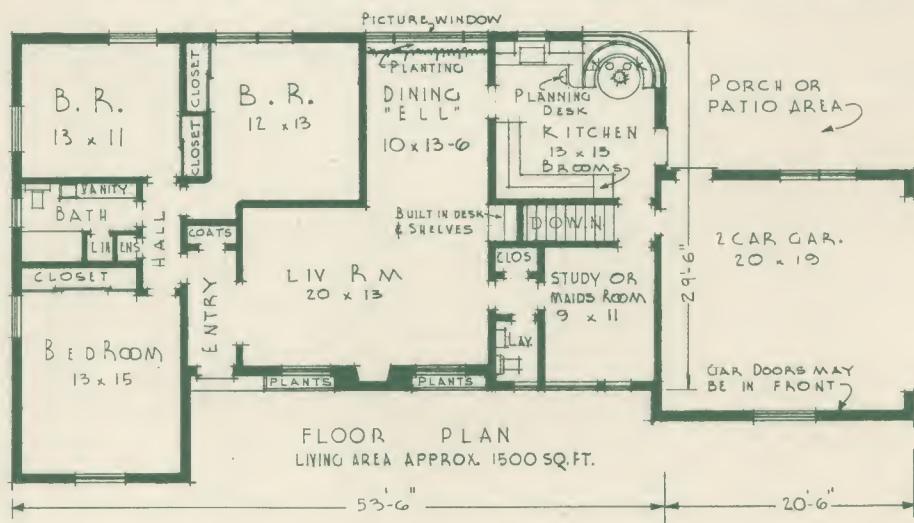
The living room-dining ell combination is spacious with large windows front and rear. The fireplace chimney is part of the exterior scheme and is flanked by large planting boxes below the windows.

A study, convenient to the living room, kitchen and garage, may serve as a maid's or guest room, being adjacent to the washroom.

The plan indicates a rounded breakfast nook in one corner of

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the kitchen out of the way of traffic, but it may be squared off to suit individual taste.

There is space for additional rooms on the second floor to reach which a stairway may be put in replacing the built-in desk and shelves.

A full basement extends under the entire house except the ga-

rage. It is divided into recreation and utility areas by a block wall instead of the usual I-beam. Type of heat suggested is gas or oil forced air.

The exterior of brick veneer is of Colonial design. The large chimney and flower boxes are of sand stone and the asphalt shingle roof has a blue-black tone. Exterior woodwork is painted white.



## PLAN B-12 — 34,074 CUBIC FEET — LIVING AREA 1,450 SQUARE FEET

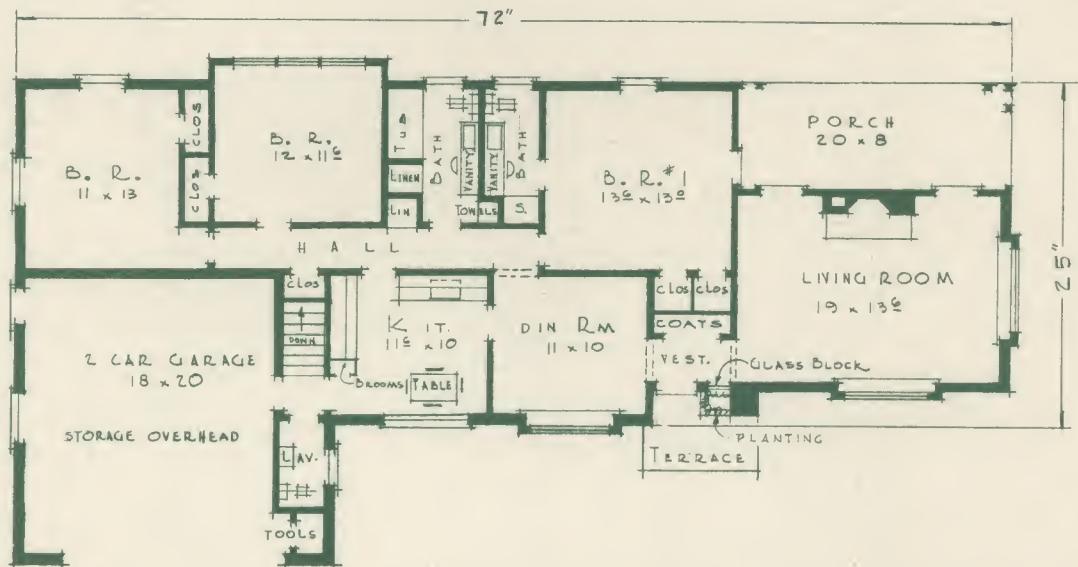
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Well planned and compact, this home requires less than the usual expanse of land needed by so large a ranch-type house. It will fit an 80-foot lot or corner lot 45 feet wide.

There are six rooms, two baths, lavatory, large covered porch and two-car garage. Colonial in style, construction details include stone, brick, wood, planting boxes, shutters and pleasing low lines. Over the planting boxes at the right of the entry is a glass block panel which admits color and light into the vestibule.

The ceiling of the living room, roof high, has large wood beams in natural finish. A large porch at the rear is accessible from the living room and master bedroom.

The three bedrooms at the rear away from disturbing noises, have large closets—two serving the master bedroom, which has pri-

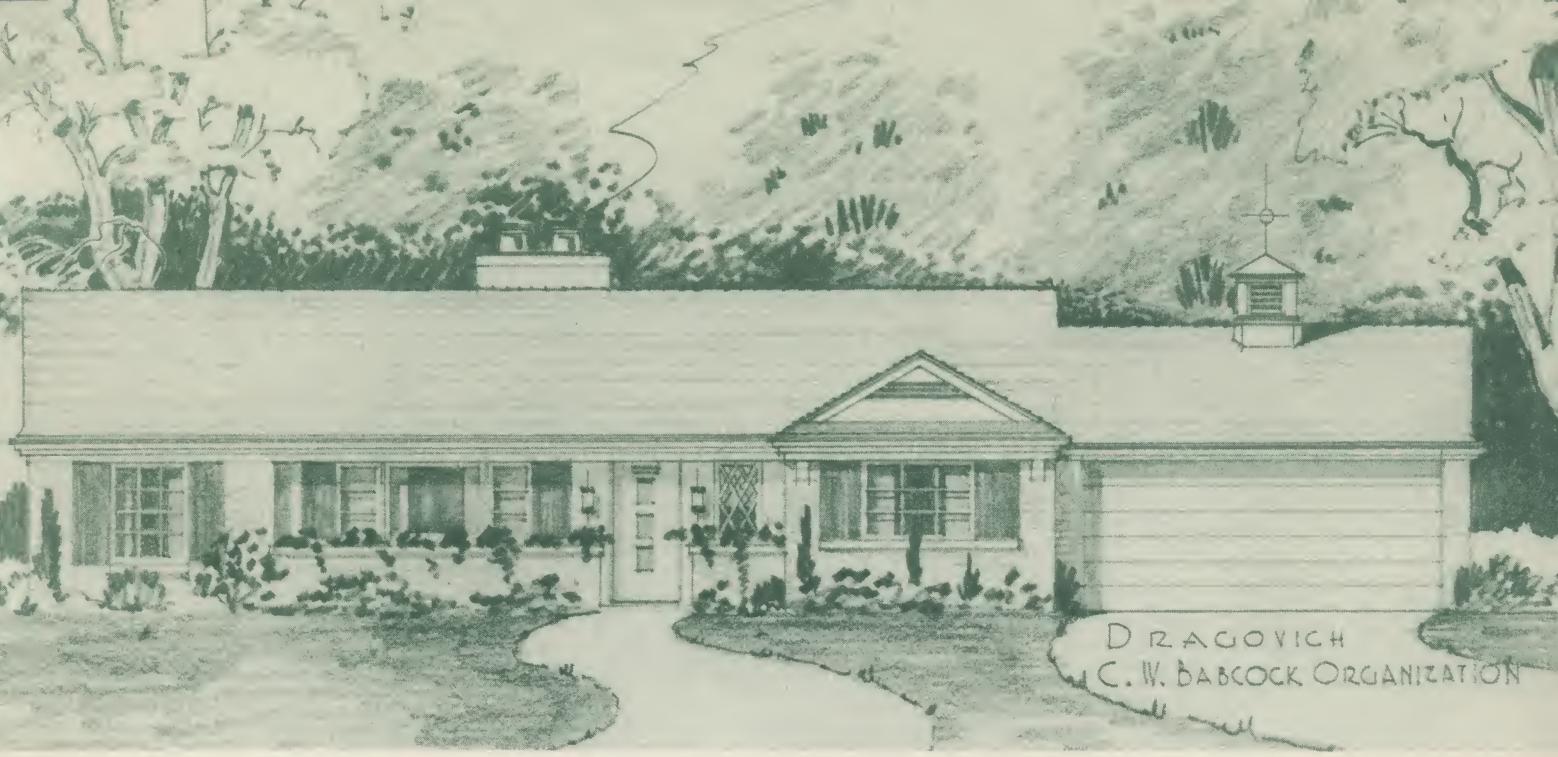


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vate bath and shower, vanity, linen and towel closets. There are two closets in the hall. The dining room and kitchen are located at the left of the entry.

In the kitchen there is space for a dinette table in front of a large window. A wash room,

convenient to kitchen and garage, is accessible from the service entrance. As the garage is an integral part of the house it easily may be heated. The basement extends under the entire house except the garage. Type of heat suggested is gas or oil forced air, radiant or hot water.



**PLAN B-13 — 33,768 CUBIC FEET — LIVING AREA 1,325 SQUARE FEET**

Exemplifying today's favored ranch-type house, this home design has long, low lines. It will fit a lot 72 feet or more in width. Long planting boxes flank the front entrance.

There are six rooms and bath with attached garage and covered porch which easily can be enclosed and used as an additional room.

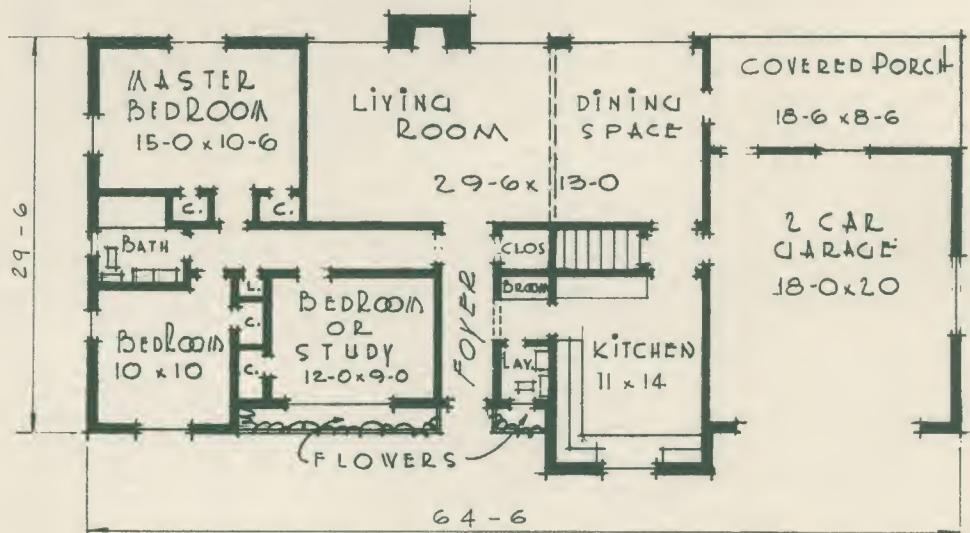
The living and dining areas are combined, creating one spacious room. The rear wall of this area is almost entirely of glass with a series of picture and ventilating windows.

The covered porch, just off the living room, is large and will accommodate several pieces of outdoor furniture. It is located at the rear for quietness and privacy.

The three bedrooms are of moderate size and the master bedroom has two closets. A washroom is strategically located off the foyer and kitchen. It is accessible from any room in the house.

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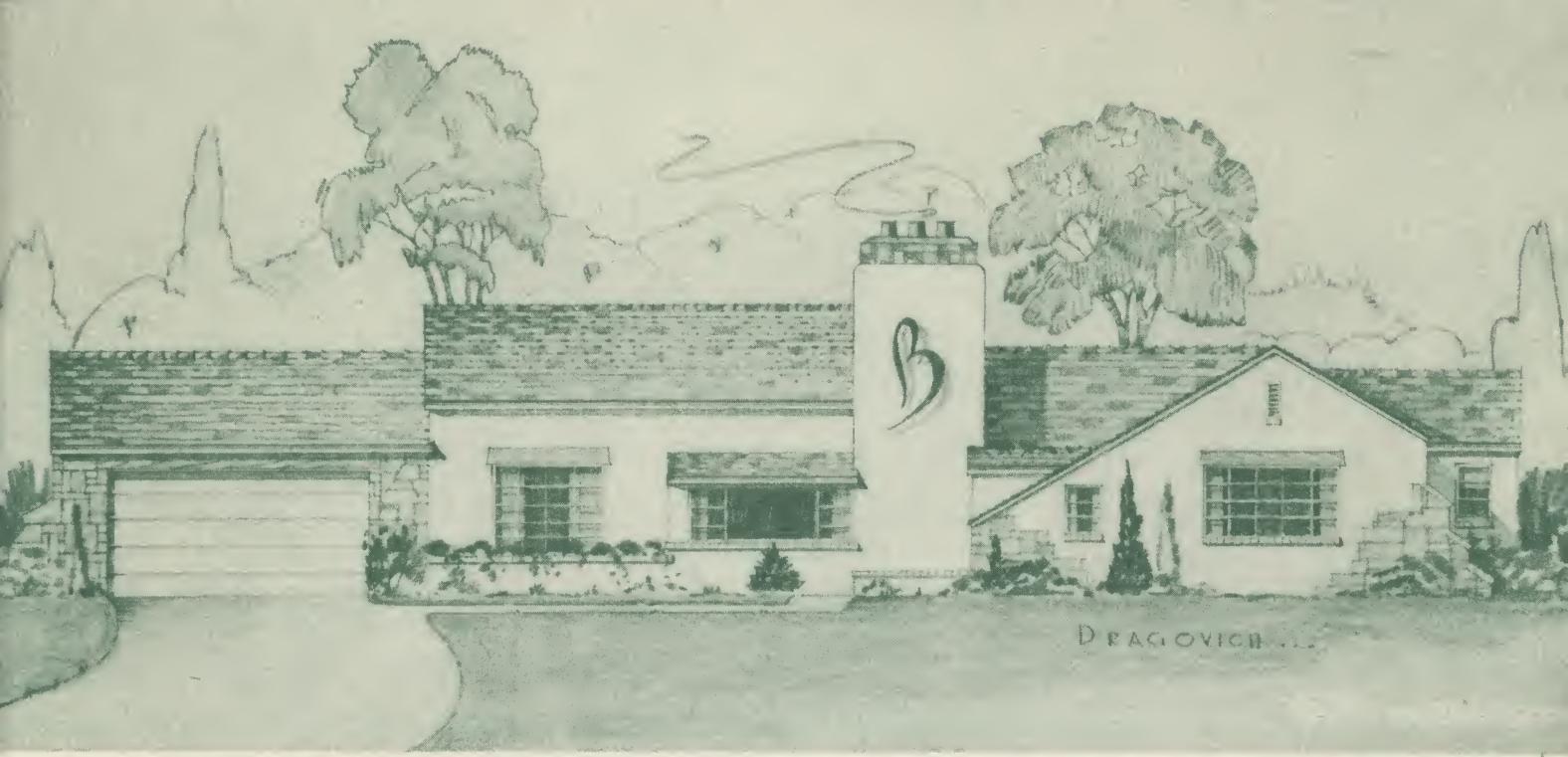
An unusually large kitchen has lots of cupboard space. A straight wall on one side will accommodate a breakfast table. The broom closet is just off the foyer.

The two-car garage can be enlarged if desired without interfering with any other portion of the house. The entry from the garage opens to the living-dining area, the kitchen and to the stairs

leading to the full basement.

The interior decorative scheme suggested is painted walls and ceilings throughout with enamel-ed or natural finish woodwork.

The exterior is Colonial in design with walls of brick veneer, white or blue-grey wood trim, dark green shutters and slate-colored asphalt shingle roof.



## PLAN B-8 — 48,500 CUBIC FEET — LIVING AREA 1,815 SQUARE FEET

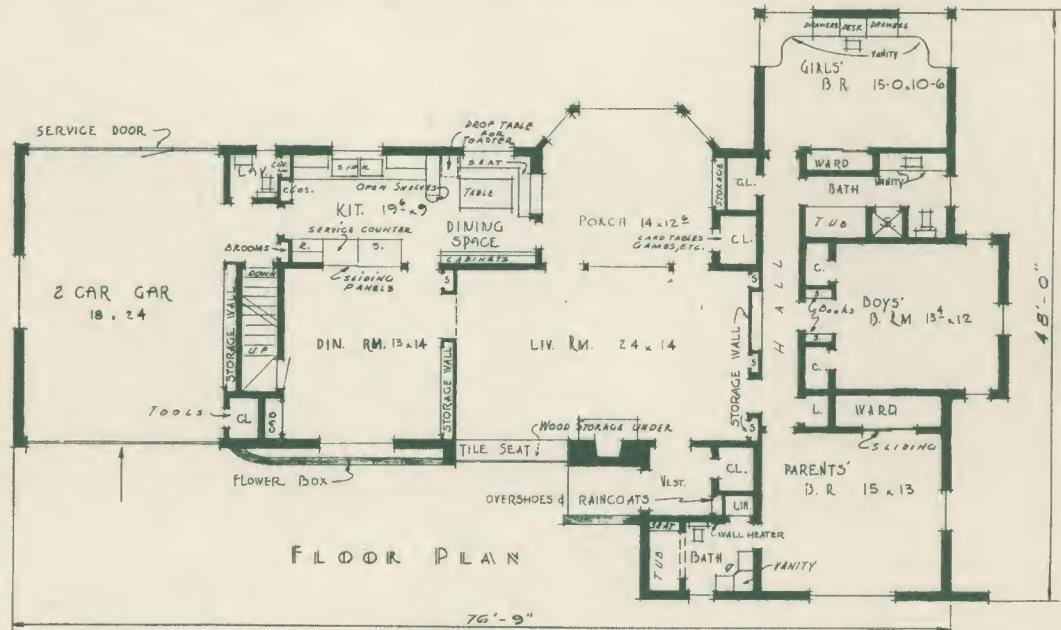
This modified Spanish ranch-type house contains seven-and-a-half rooms with two baths and a lavatory, full basement and two-car garage. There are extra storage facilities on the second floor and throughout the house are storage walls of plywood panels in neutral finish.

The large living room has a wide window at the front above a tile seat and a picture window at the rear overlooking the porch. A special feature in the entry is an overshoe-raincoat closet with tile floor.

The bedroom group is well planned and arranged for privacy and quiet.

The master bedroom has a large wardrobe with sliding doors and a private bath in which there is a tub with tile seat, corner vanity and a wall heater for use after bathing. The other bedrooms are planned as boy's and a girl's rooms with special built-in fea-

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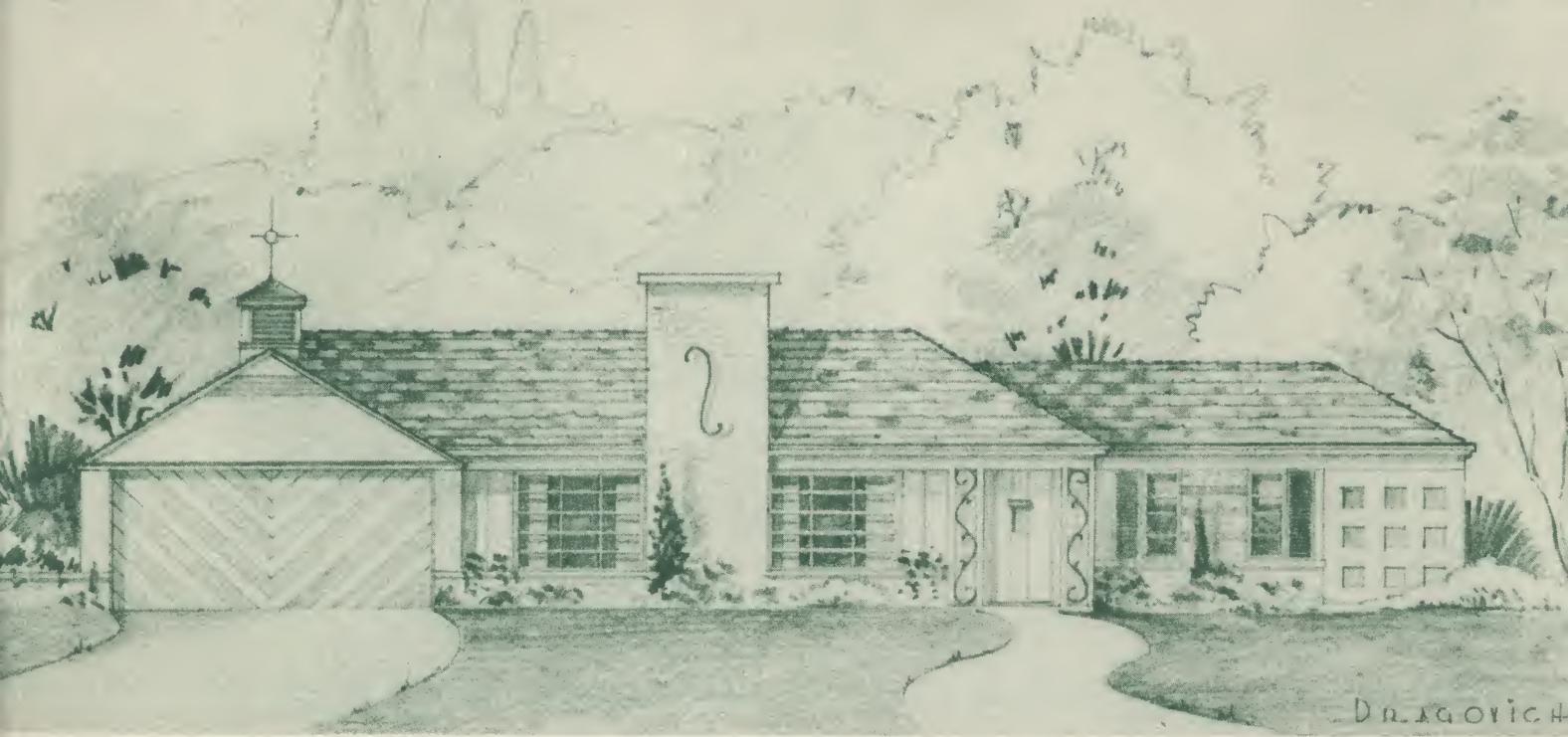
BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00

tures. The bathroom serving these rooms has tub and separate tile shower and a vanity with basin in the center.

Service between the kitchen and dining room is eased by a service counter with sliding frosted glass panel. Just off the kitch-

en is a conveniently located wash room. The basement is under the kitchen-dining room, porch and living room.

An unusual feature of the garage provides tilting doors both front and back which obviates backing the car at any time.



### PLAN B-3 — 37,500 CUBIC FEET — LIVING AREA 1,450 SQUARE FEET

This typically modern Colonial-style home is planned with very little, if any waste space. Room dimensions are such as to economically use conventional lumber sizes.

The entrance is well protected from the weather and in the foyer, which is lighted by glass block panels, there is a convenient closet.

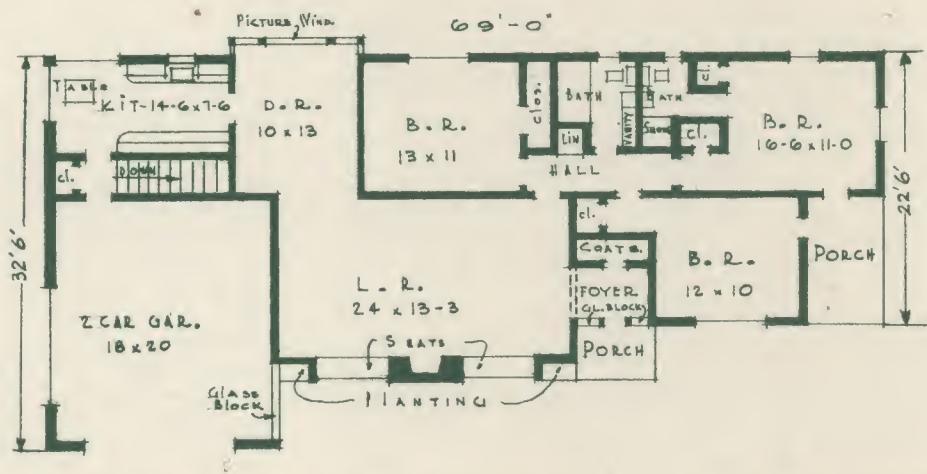
On either side of the fireplace in the spacious living room are broad windows with tile seats and cabinets. The wide chimney is a feature of the exterior design.

A large expanse of glass in the dining room provides an excellent view of the garden area. The conveniently arranged kitchen has a work counter at one end and a cheerful eating space at the other with large corner windows.

There are three good size bedrooms and two bathrooms, one with shower serving the master bedroom. An outdoor sleeping porch is accessible from two bedrooms. It is screened from public view by a timber trellis.

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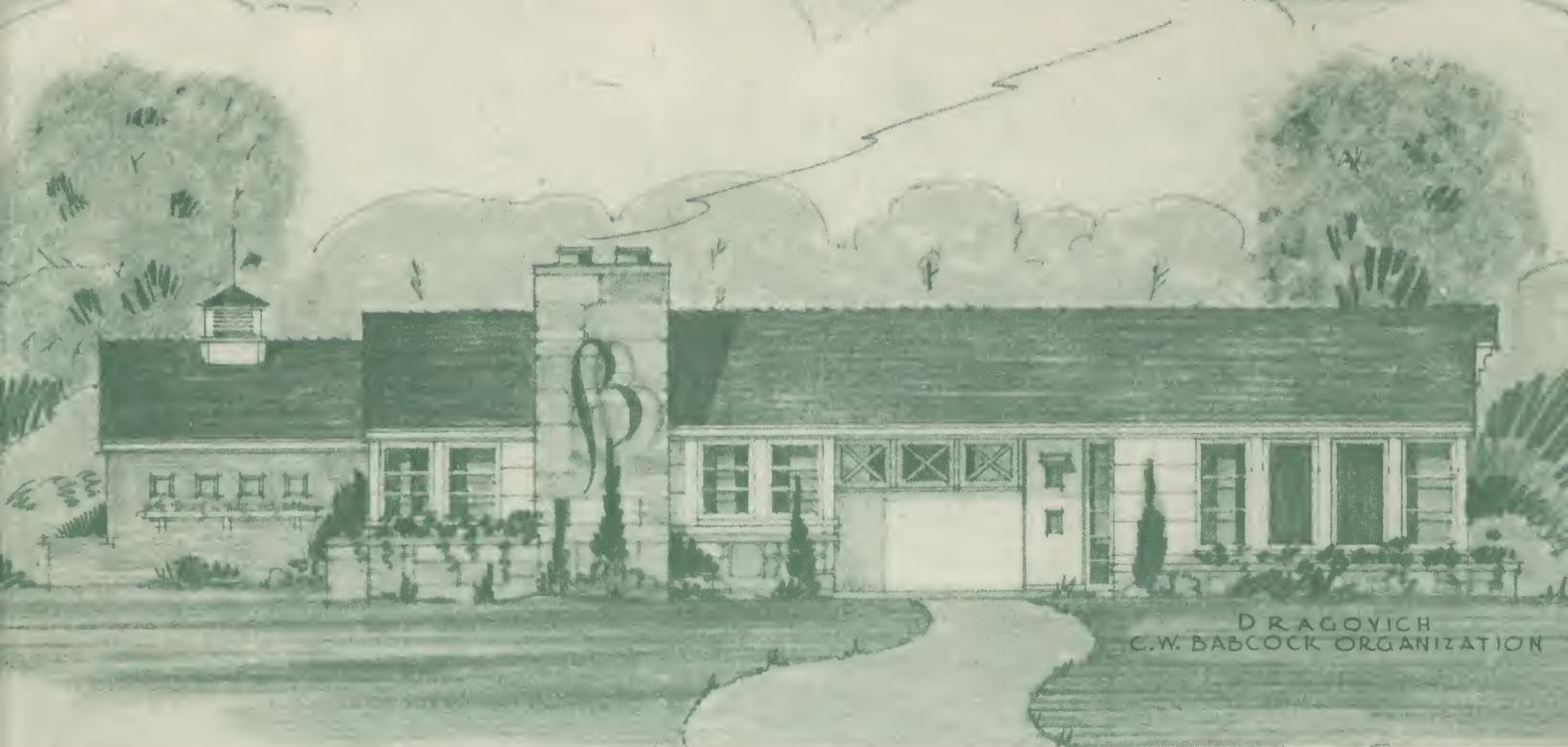
BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00

In the basement there is ample space for a large recreation room, heating equipment and other facilities. Type of heating suggested is gas, oil or forced warm air. The attached two-car garage has a double overhead door.

It is well lighted by a wide window and a panel of glass block which is decorative at the same time.

The exterior is of brick veneer construction in natural finish. The trim is white. There are two planting boxes in front and decorative entrance with iron trellis. The asphalt shingle roof is brought as low as possible to give the house an appearance of hugging the ground.

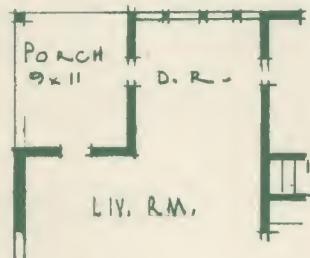
An 80-foot or wider lot would be required for this home.



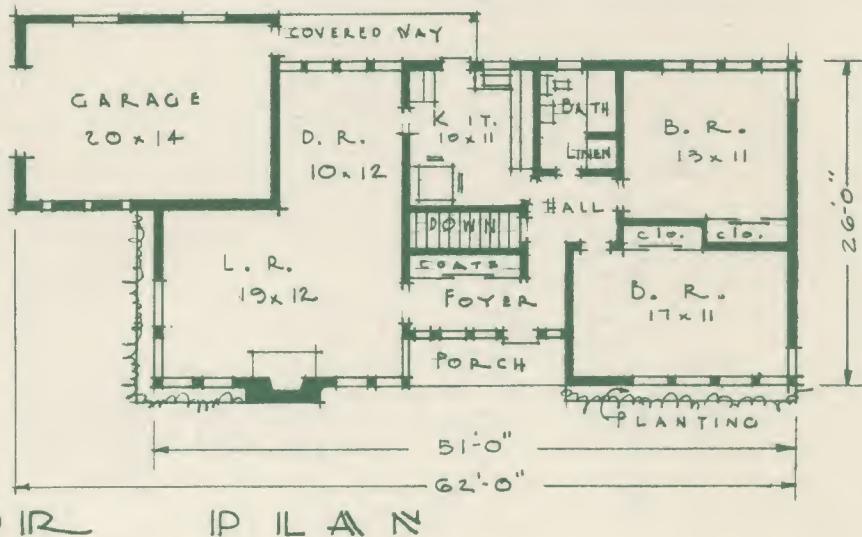
DRAGOVICH  
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**PLAN B-1 — 23,856 CUBIC FEET — LIVING AREA 1,170 SQUARE FEET**

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ALTERNATE PLAN  
SHOWING PORCH INSTEAD  
OF GARAGE



**IFLOOR PLAN**

**BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00**

An outstanding feature of this five-room ranch-type house is the center foyer which is convenient to all rooms as well as to the basement. The attached one-car garage may be replaced by a porch if desired. Without the garage, the house will fit on a lot 65 feet or more wide or on a 40-foot corner lot.

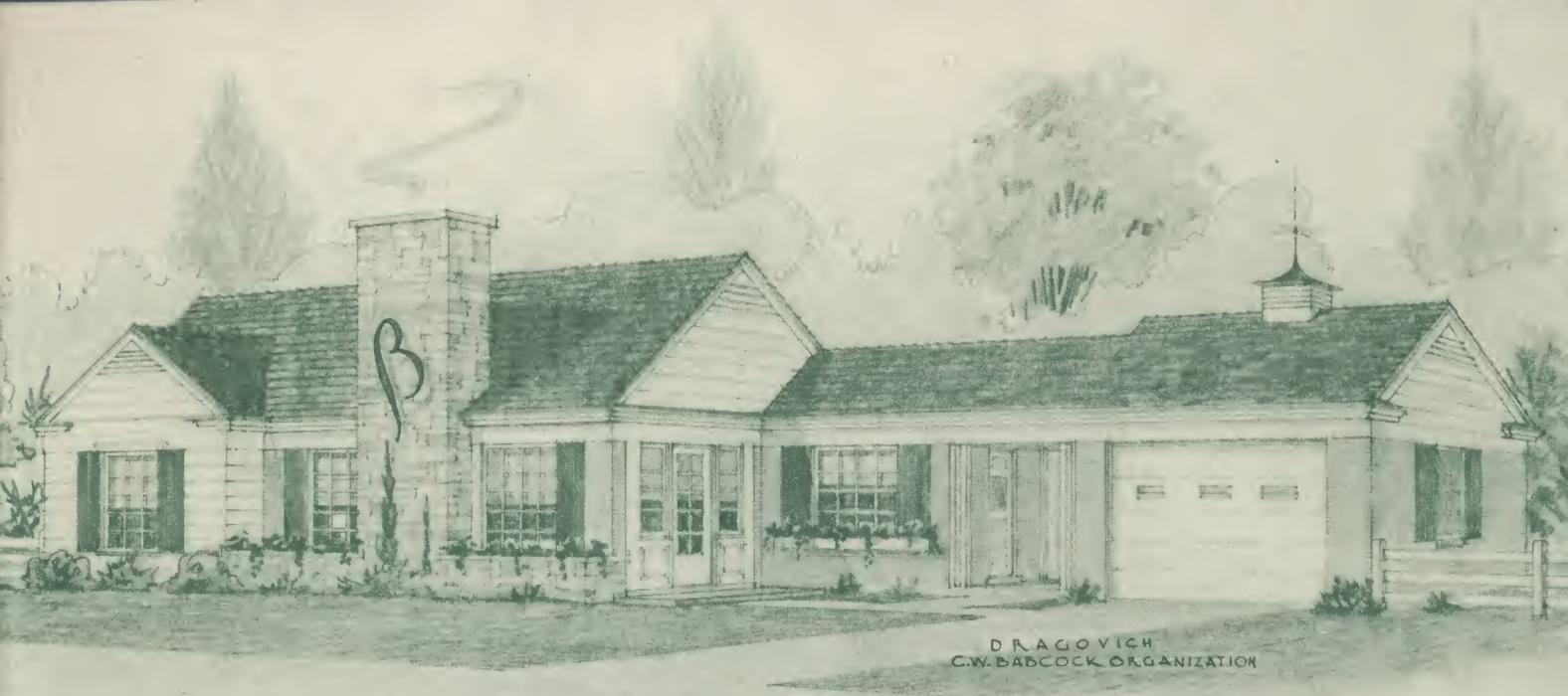
The spacious living - dining room has lots of glass area and through ventilation. Windows at the front overlook a long, low planting box. Both bedrooms have closets with sliding doors. The adjacent bathroom is convenient to all parts of the house.

Half of the basement is available for recreation. The other

half contains heating, laundry and storage facilities.

Type of heat suggested is forced air, oil or gas fired, or hot water radiation may be used.

Exterior is of stone and brick veneer with several panels of flush wood and wood siding. Concrete or cinder block construction is optional.



## PLAN B-19 — 21,700 CUBIC FEET — LIVING AREA 1,150 SQUARE FEET

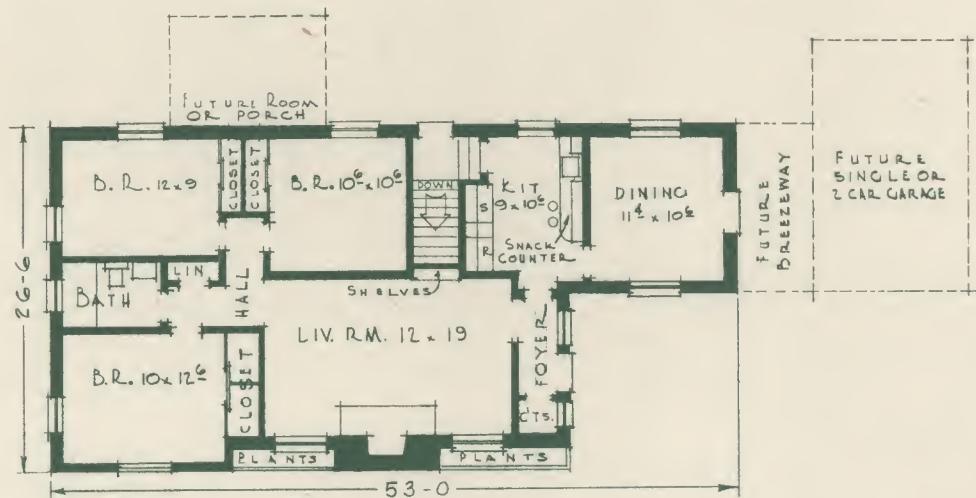
The accompanying home design is a conservative little ranch-type house in which spaciousness is subordinated to reduce cost yet provide the necessary accommodations for a moderate size family.

The original plan shows six rooms and bath. It may be enlarged to include another room and porch at the rear and a breezeway—garage combination.

The spacious foyer opens into the living room and kitchen-dining section. There are three bedrooms of good size, each having a large closet with sliding doors.

The entire house is laid out for utmost utilization of space and ease of traffic. There is a full basement which may be divided into recreation and utility areas. Type of heat suggested is gas or oil forced air.

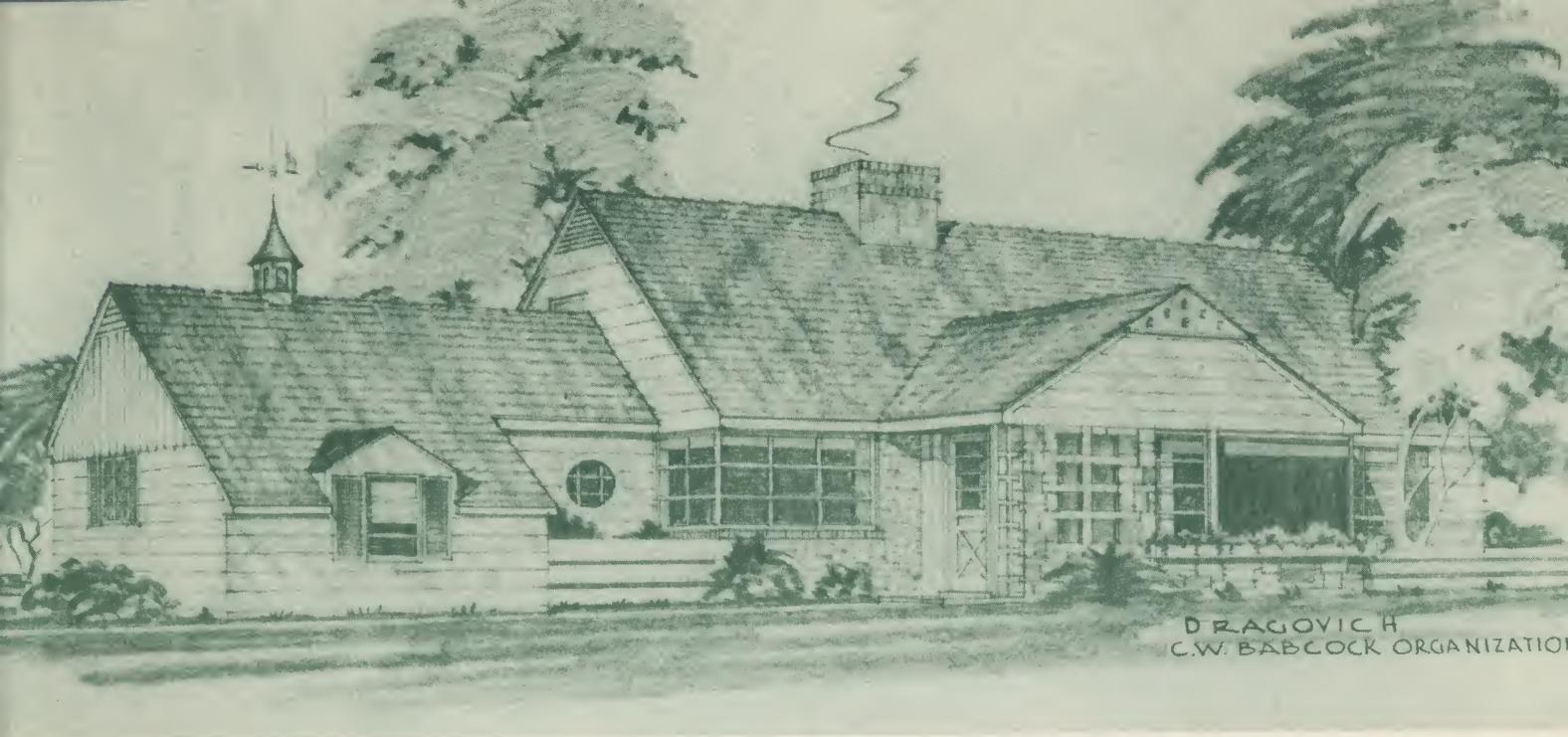
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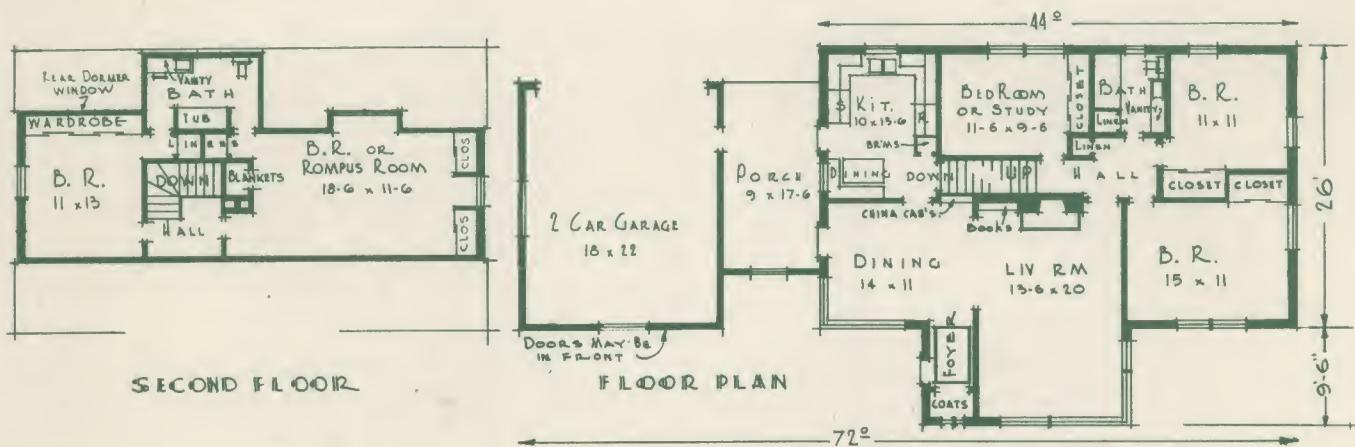
Construction may be of cinder or concrete block, brick veneer or frame. The exterior is attractive and will fit any suburban community or the city. A huge stone chimney, flanked by long, low flower boxes of stone, is a feature of the exterior design.

The house itself will go on any interior lot 65 feet or more wide. With breezeway and garage an 80-foot or wider lot would be required, or it will fit on a 40-foot corner lot.



**PLAN B-17 — 37,680 CU. FT. — 1st Floor 1,324 SQUARE FT. — 2nd Floor 515 SQUARE FT.**

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**BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00**

The design of this home favors the modernized Colonial style. It has many variations and possibilities. Excluding the second floor, on which two rooms can be finished later if desired, it is a six-room house.

Thus there is a choice of a three-bedroom or two-bedroom-study combination if the first floor only is finished. Or it may be used as a five-bedroom house if needed, as a four-bedroom house with

study and even a three-bedroom house with rumpus room and study by finishing the second floor.

The porch, which is accessible from the dining room and kitchen, is screened at the front by a wall giving the appearance of being a room. It may be made into a room if desired. The living room-dining ell has a large corner window.

With basement under the entire house, there will be space for sep-

arate recreation and utility areas. Type of heat suggested is gas or oil forced air.

Exterior construction is brick veneer and frame with asphalt shingle roof. There is a treatment of stone and glass block at the front of the living room projection.

Without the garage and porch, this house will fit on any 50-foot or wider lot.



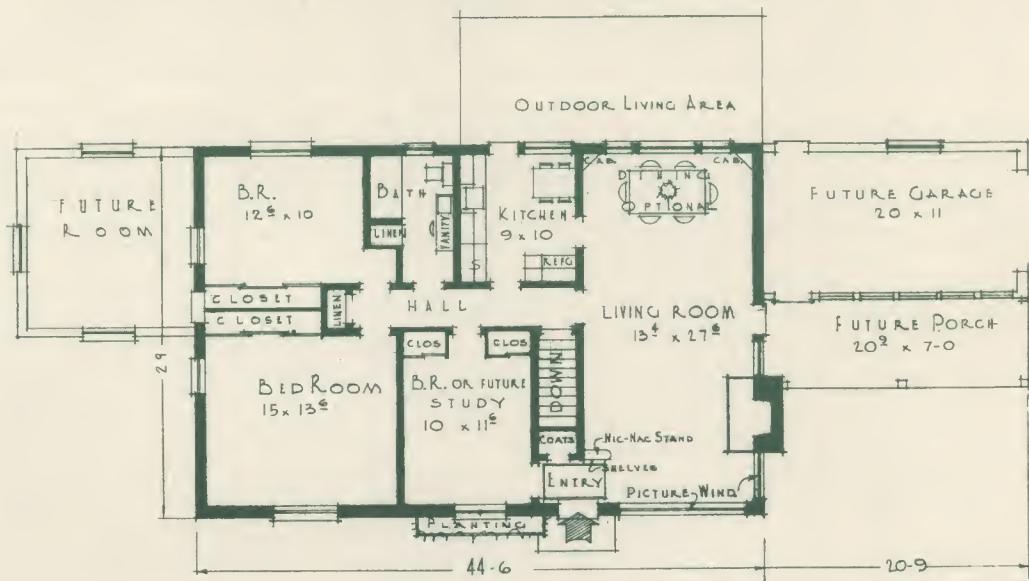
## PLAN B-16 — 23,220 CUBIC FEET — LIVING AREA 1,290 SQUARE FEET

This home design meets the requirements for a smaller three - bedroom house economical in construction yet capable of expansion. It has several optional features.

The heavily drawn portions of the floor plan show the suggested initial construction. The lighter portions are optional, although they may be built at the outset so that eventually when the house is entirely completed it will contain six-and-a-half rooms, a large bath, a one or two-car garage, large porch and rear terrace.

As there is a spacious dining corner in the kitchen, the huge living room can be used as such or, when occasion demands, one end will serve as a dining room. If only two bedrooms are needed the other bedroom may be used as a study. Closets are spacious and equipped with sliding doors.

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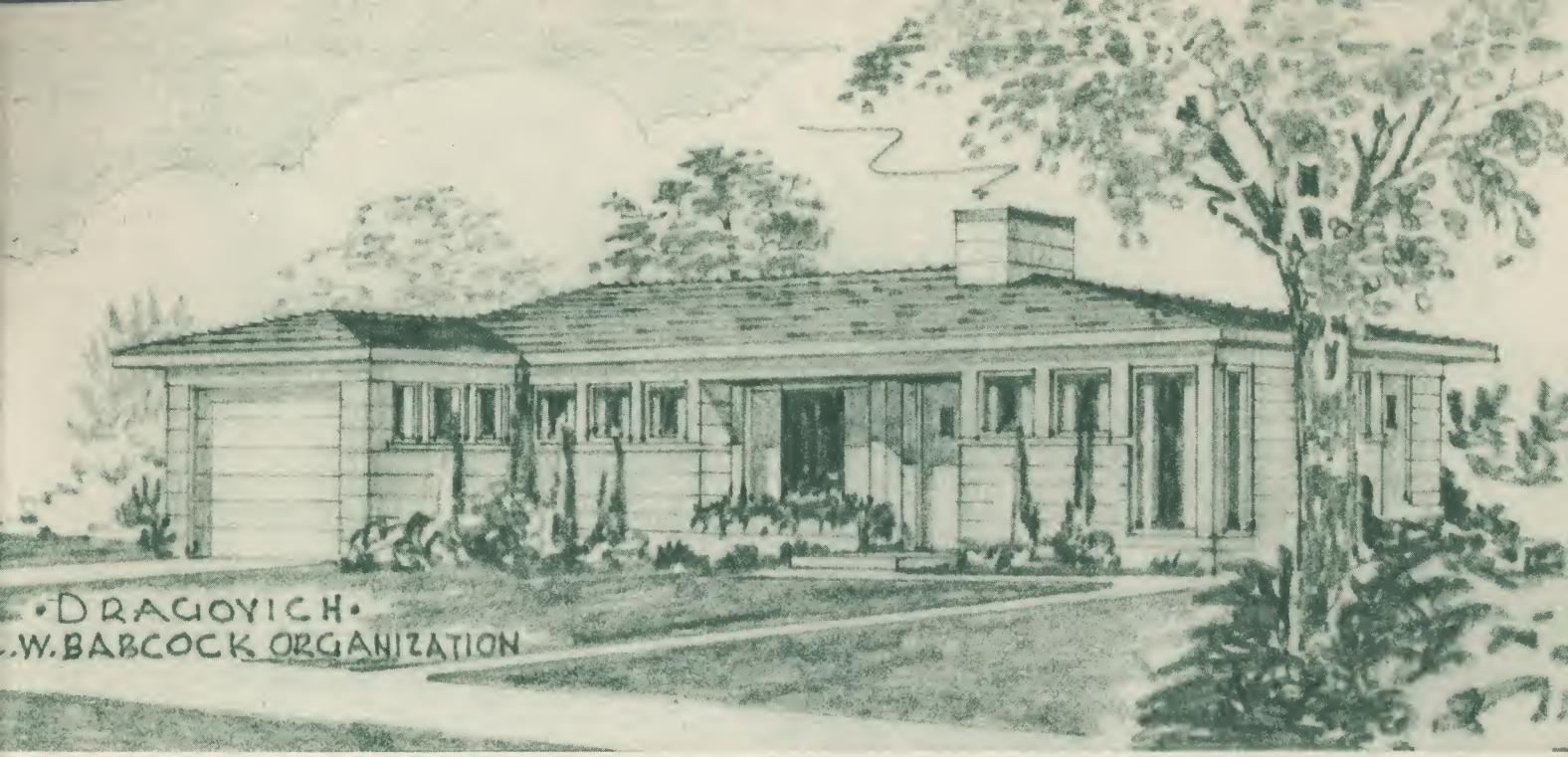


BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00

There is a full basement under the original portion of the house which may be divided into a large recreation space and for location of heating and laundry facilities and for storage. Type of heat suggested is gas or oil forced air.

Exterior construction may be brick veneer, cinder or concrete block, or even frame. The designer favors brick veneer.

Without the future additions, this house would fit any interior lot 55 feet or more wide or any corner lot of 45 feet or more.



## PLAN B-18 — 17,400 CUBIC FEET — LIVING AREA 1,016 SQUARE FEET

This ranch-type home is compact, economical and subject to several variations. It is a non-basement house with six rooms and attached garage. Construction suggested is cinder block or brick veneer. A lot 60 feet wide would take this house nicely.

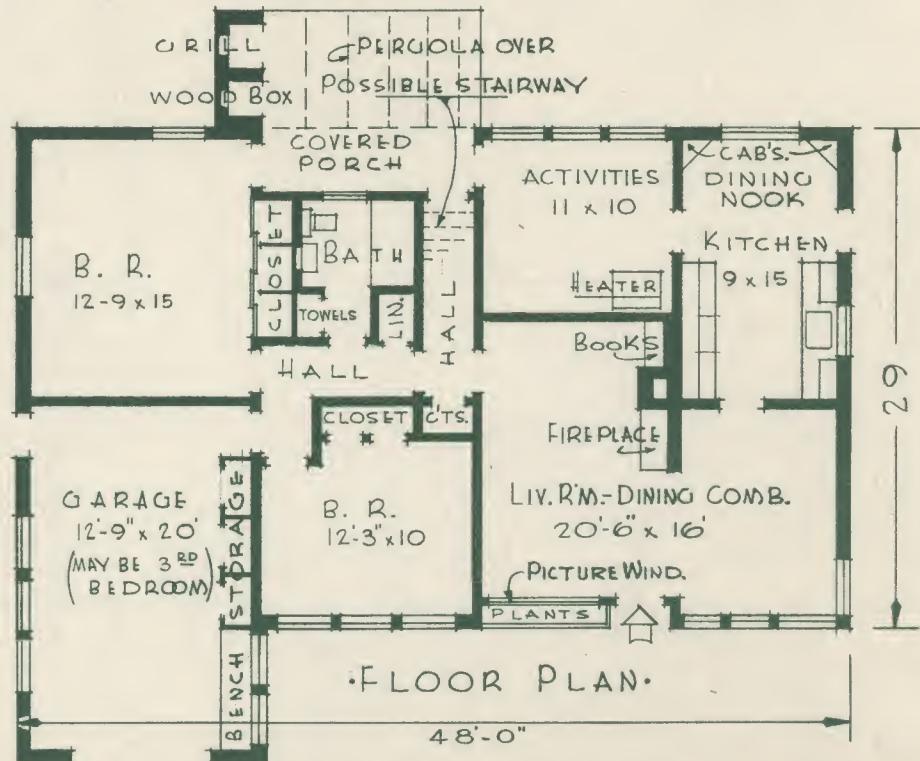
If a basement is desired, a stairway can be installed in the rear hall. The laundry and heating facilities may either be on the first floor as shown or in the basement if one is built.

A modern stone fireplace separates the living and dining sections. The kitchen is large with a work center at one end and dinette with china cabinet at the other.

The master bedroom has three closets with sliding doors. It opens to a covered porch. In the other bedroom there is a dual closet. Additional linen closets are in the hall and bathroom. The garage could be changed into a large bedroom if another is required and a garage added alongside or attached to the kitchen

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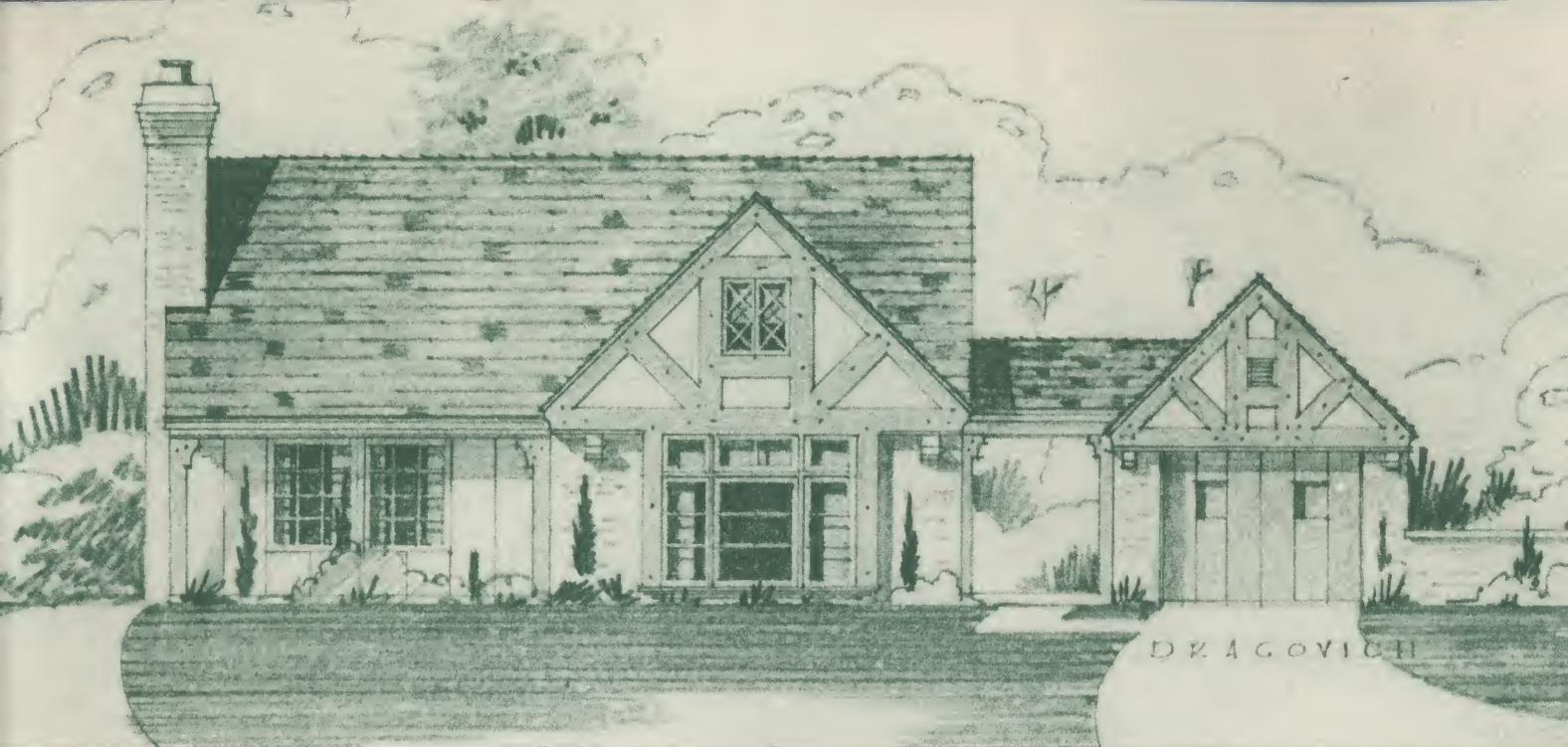


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with a breezeway between.

Gas or oil forced air heat is op-

tional. Radiant heat could be installed if there is no basement.



## PLAN B-2 — 22,880 CUBIC FEET — LIVING AREA 944 SQUARE FEET

The English style of architecture of this two-bedroom home has a solid, comfortable and homely appearance. Being a moderate-size, one-story house with an attached breezeway and one-car garage, it gives the appearance of covering a lot of ground.

It is a compact house conveniently arranged for ease of traffic. Entrance is from a covered porch.

The living room is nicely proportioned. It has an attractive natural fireplace and a large picture window. Several long wall spaces permit optional placing of furniture.

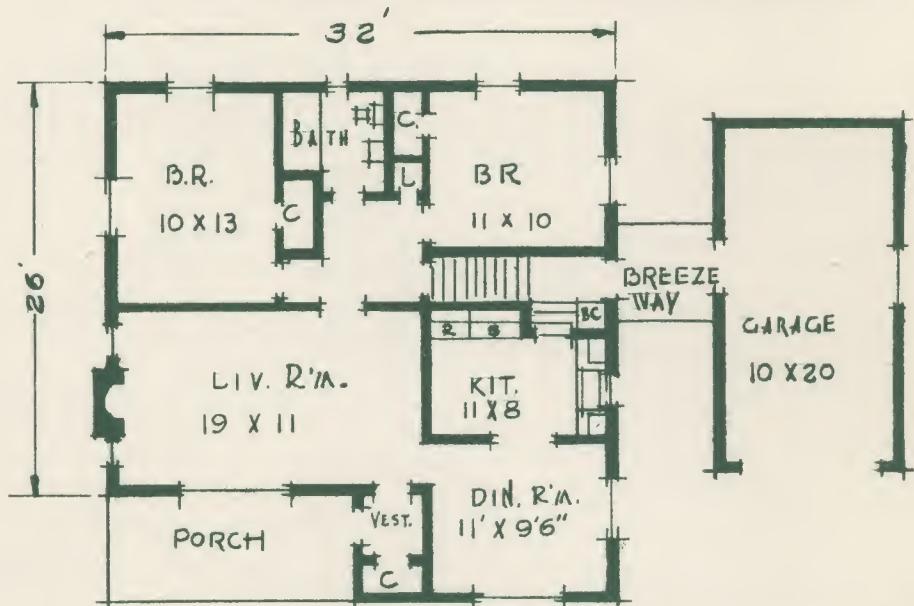
In the kitchen there is ample cupboard space and plenty of room for refrigerator, stove and a dinette table. There also is a moderate size dining room.

An additional bedroom, study or other room could be built on the second floor, which is reached by a convenient stairway.

Half of the basement is recreation space and in the other half are located heating, laundry and

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storage facilities. Type of heating suggested is forced air, oil or gas fired, or a hot water system.

The exterior is a combination of half timber in natural finish with stucco work painted in any light and contrasting color. The brick

background will tone in with the brown or natural finish woodwork and stucco.

This attractive home would fit any 60-foot lot. Without the garage and breezeway 45-foot frontage would be sufficient.



## PLAN B-4 — 33,390 CUBIC FEET — LIVING AREA 1,450 SQUARE FEET

Although it appears to cover a lot of ground, this six-room, ranch-type house is only 58 feet long, excluding the garage. A feature of the design is that any room can be reached without passing through another.

There are three bedrooms with ample closet space. One of the bedrooms may be used as a study. The sleeping quarters are separated from the living portion of the house for quiet and privacy.

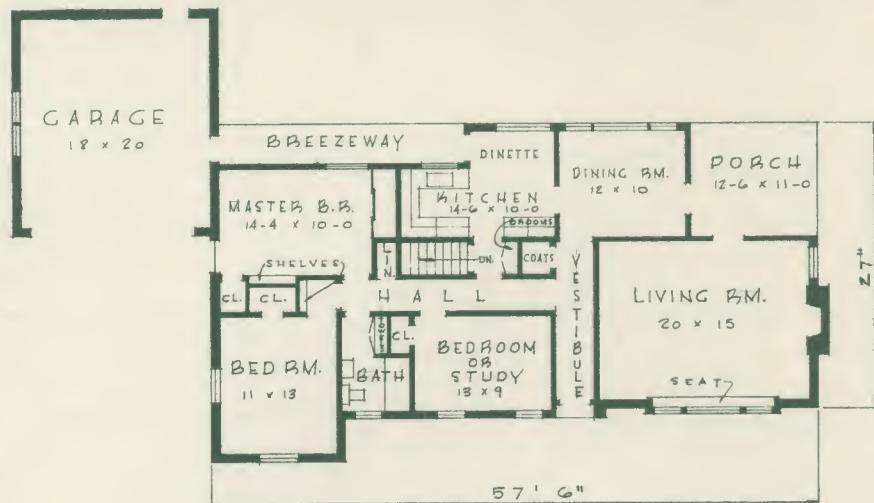
Entry to the living room from the vestibule is through a large archway. Sliding or French doors are optional. The porch, accessible from both living and dining rooms, easily can be screened or glassed to provide a seventh room.

The kitchen has a U-shaped work section with a window over the sink and a dining corner overlooking the garden area through a large picture window.

There are two linen closets, one in the bathroom for towels and other bathroom necessities and one in the hall for bedroom linens.

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A covered way leads from the dinette-kitchen to a two-car garage. In the full basement there is space for recreation, laundry and heating equipment. Type of heating suggested is forced air, gas, oil or coal-fired.

The interior decorative scheme suggested is typically Colonial

with white enamel woodwork or the window and door trim could be in natural finish.

Exterior wood trim painted white would be in keeping with the Colonial style. Brick may be left natural or painted white. Asphalt or wood shingles could be used on the roof.



### PLAN B-5

21,206 CU. FT.

#### LIVING AREA:

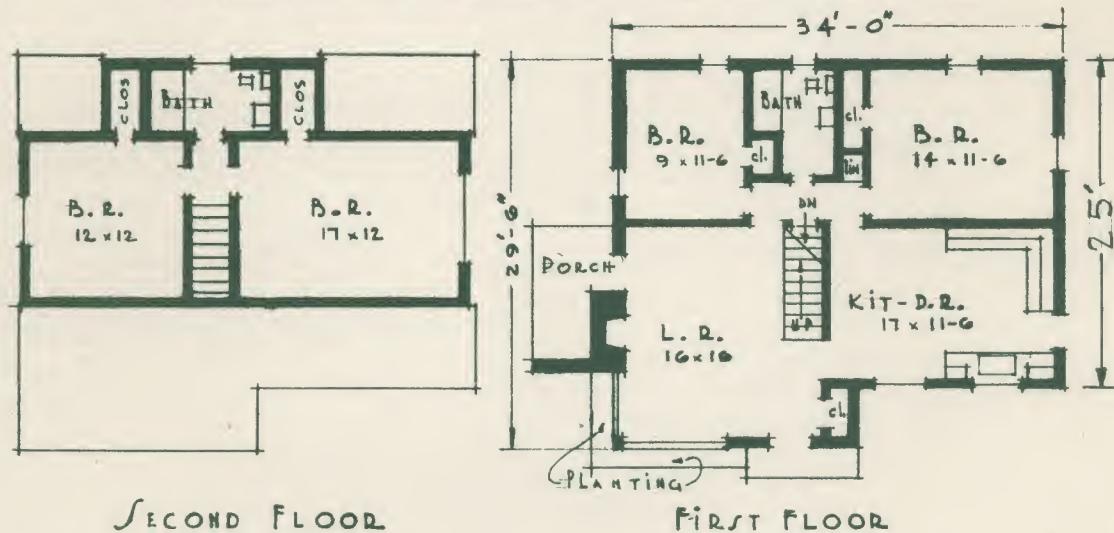
1st Floor

922 SQUARE FEET

2d Floor

556 SQUARE FEET

Designed by C. W. BABCOCK ORGANIZATION, Detroit, Mich.



BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00

Here is a six-and-a-half-room home that can be built on a 50-ft. lot. It is planned to grow with the family and with the pocket book. The second floor rooms can be built initially or later.

The rooms on the first floor are moderate in size, well lighted and ventilated and have ample closet space.

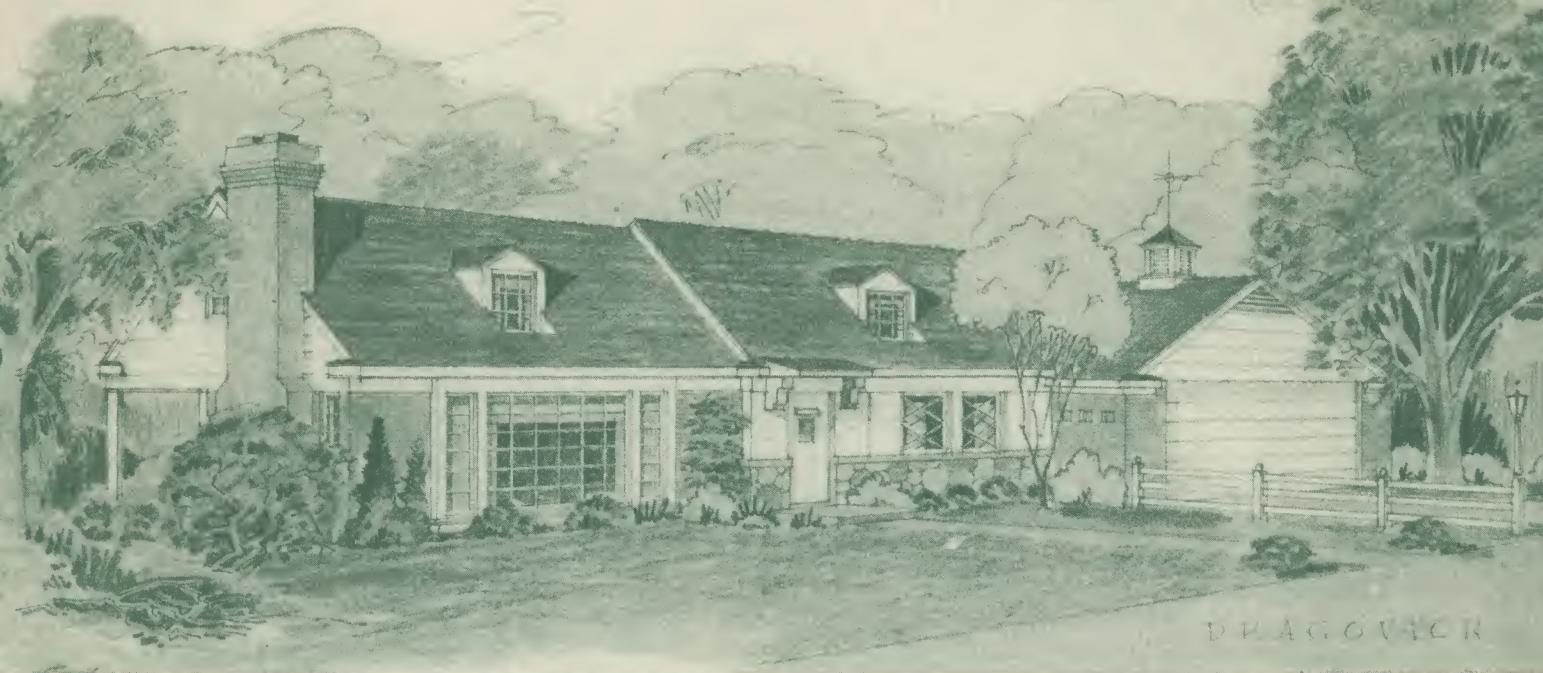
An attractive feature of the living room is an open stairway leading to the second floor. Corner windows overlook planting boxes and a door alongside the fireplace opens to a porch.

The kitchen-dining room combination has a U-shaped work center at one end and space for a breakfast table at the other. This room may be divided by a wall or archway.

On the second floor are two large rooms, one of which is 17 feet long and would make a fine play room.

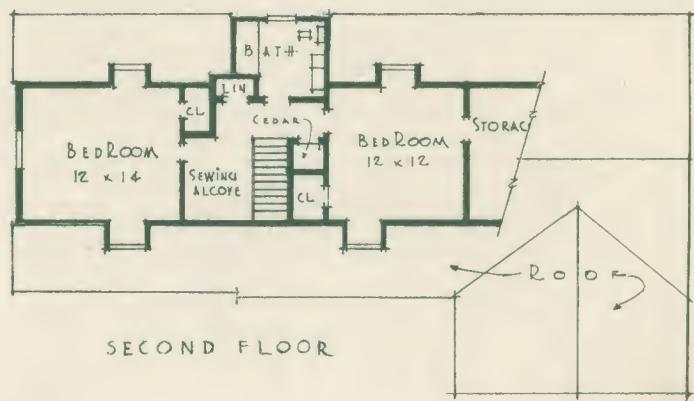
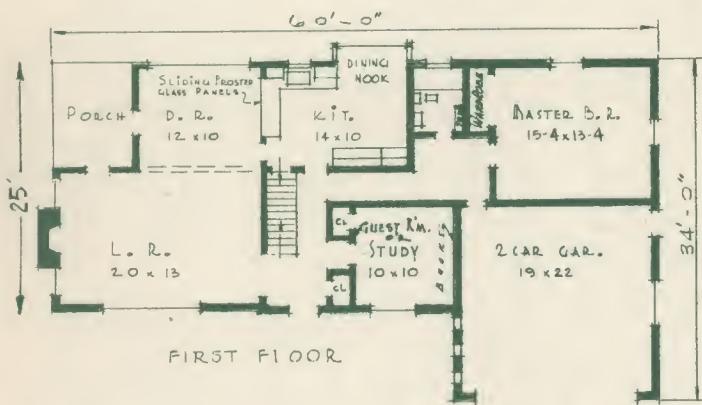
One-half of the basement can be used for recreation or other activities and the other half divided into laundry and heating rooms. Type of heat suggested is forced air, gas or oil fired.

The exterior is a combination of brick and white woodwork with an unusual expanse of windows. The roof is of asphalt shingles.



**PLAN B-6 — 23,600 CU. FT. — LIVING AREA — 1ST FLOOR 1,211 SQ. FT. — 2D FLOOR 560 SQUARE FEET**

Designed by Architectural Division, C. W. BABCOCK ORGANIZATION, Detroit, Michigan



**BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00**

Designed primarily for suburban or country location, this ranch-type house could be built on on a 70-foot interior or corner city lot. There are seven-and-a-half rooms, but additional rooms can be added by finishing the large storage space on the second floor or by enclosing the covered porch just off the living room.

The living room and dining ell create a large area with through view and ventilation. There is a service counter between the din-

ing ell and kitchen with frosted sliding glass panels.

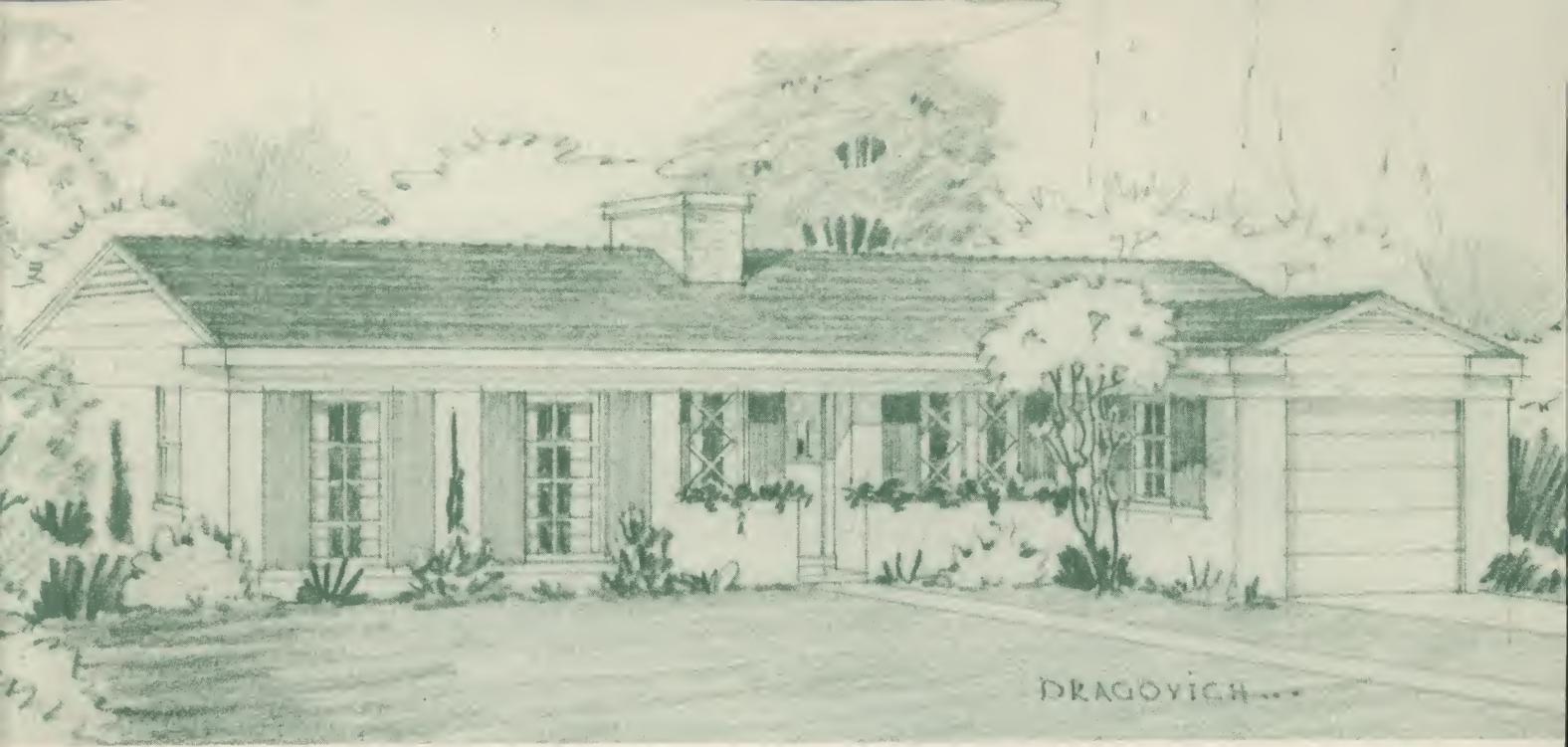
The large, well-planned kitchen has lots of glass area and a breakfast nook that will accommodate any size dinette table.

The first floor master bedroom has a large wardrobe closet with sliding doors. A multi-purpose room on this floor may be used as a study, bedroom or nursery. There is space on the second floor for two good size bedrooms, bath and large storage space. These

rooms can be finished later at small cost.

The landing off the stairway could be used as a study or sewing alcove between the two bedrooms. There is a cedar closet at the right of the stairway on this floor.

Exterior is of brick veneer construction with roof of asphalt shingles in neutral slate or green tone. Type of heating suggested is gas or oil forced air.



**PLAN B-7 — 18,744 CUBIC FEET — LIVING AREA 1,302 SQUARE FEET**

Symmetrical in lines and built low to the ground, this compact home easily can be adapted to almost any site in the city, the suburbs or the country. It is only 53 feet wide, yet contains six-and-a-half rooms plus garage. The rear wall of the house consists entirely of picture and ventilating windows.

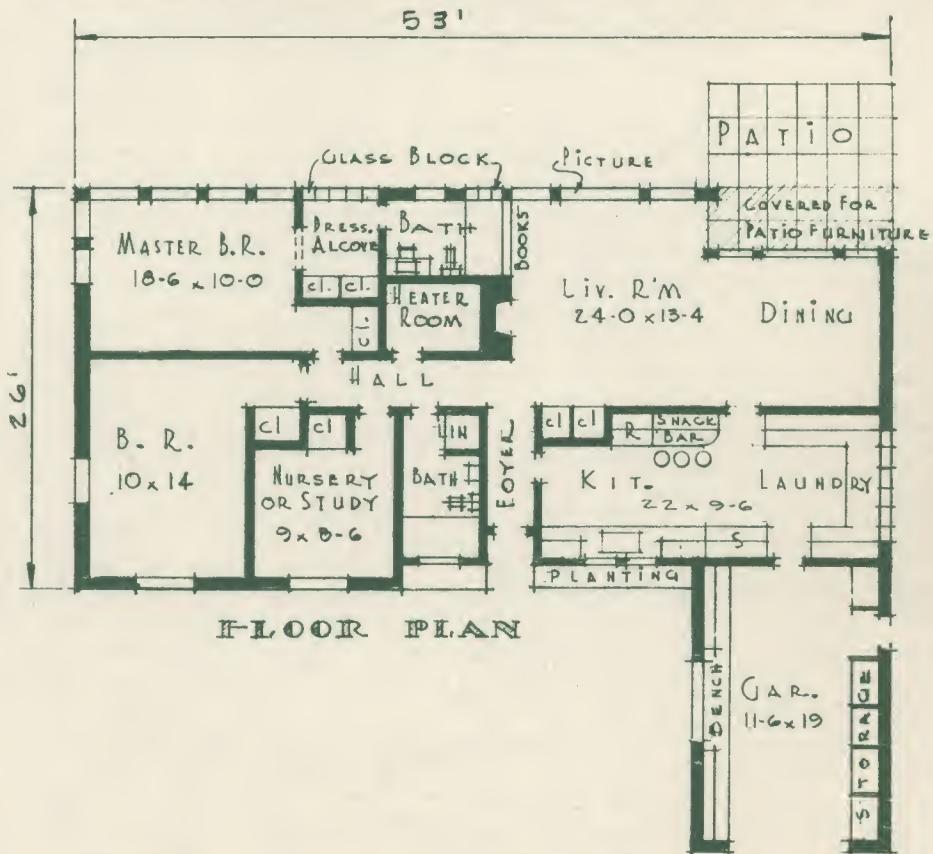
The master bedroom has a private bath with vanity and dressing alcove with dual closets. Another closet is just outside. There is a second bedroom and a smaller room that will serve as a nursery or study.

This house is planned without a basement. Laundry facilities are provided in combination with the kitchen and there is a separate heater room. Forced air, oil or gas-fired heating system is recommended.

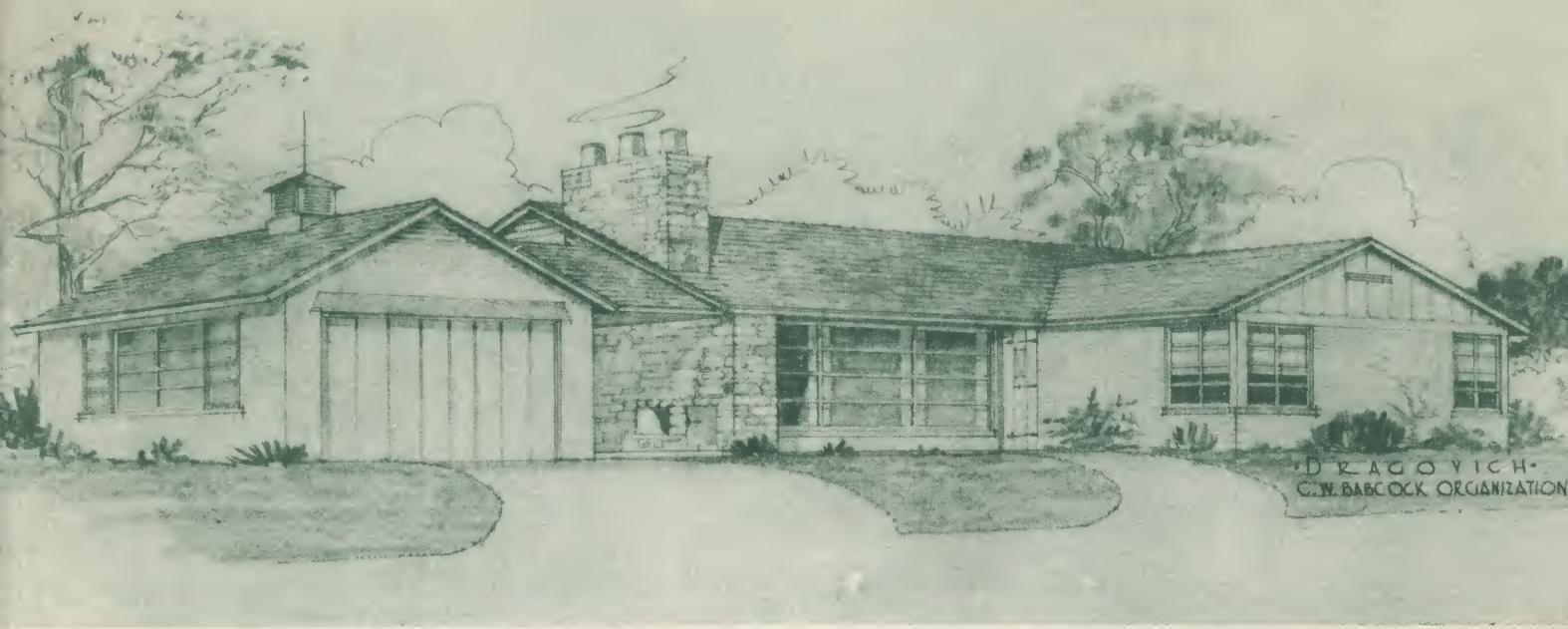
The exterior design favors the Colonial style. Brick veneer construction is recommended with white wood siding and trim and dark green louvered shutters. Roof is of asphalt shingles in a neutral background color.

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**BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00**



## PLAN B-15 — 32,754 CUBIC FEET — LIVING AREA 1,250 SQUARE FEET

This Western style ranch house has a number of unusual features. The house itself will go on a 50-foot lot. With garage and loggia it would require a lot 80 or more feet wide.

There are three bedrooms and bathroom with modern arrangement, planned for economical construction. The plumbing is concentrated on one wall and the tub is accessible from either compartment.

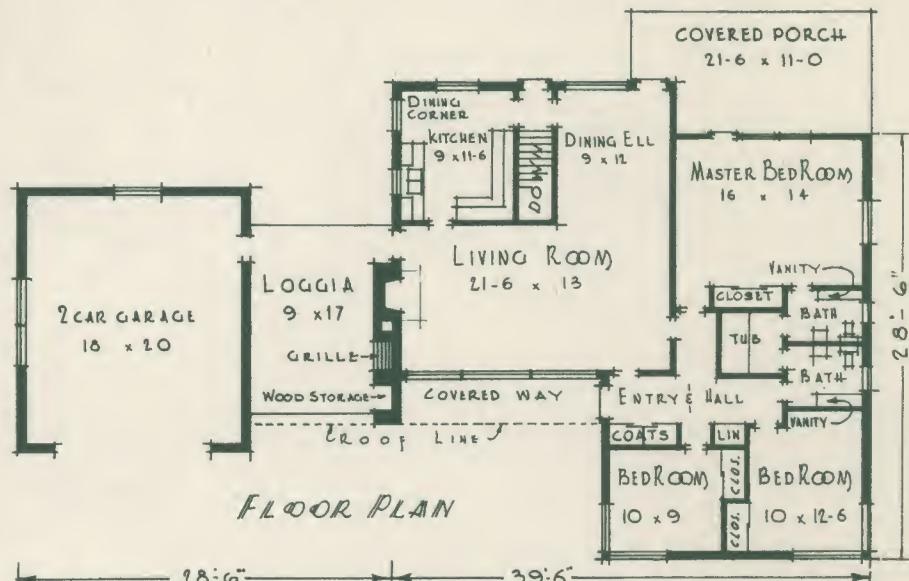
The master bedroom opens to the covered porch at the rear. All bedrooms have spacious closets with sliding doors.

The living room — dining ell combination has large windows which provide through view. The big fireplace, stone from floor to ceiling, is flanked outside by a grill and wood storage compartment.

The kitchen has a U-shaped work center and dining corner opposite. It is accessible from the rear and to the dining area and basement stairway through a grade entrance.

Designed by Architectural Division

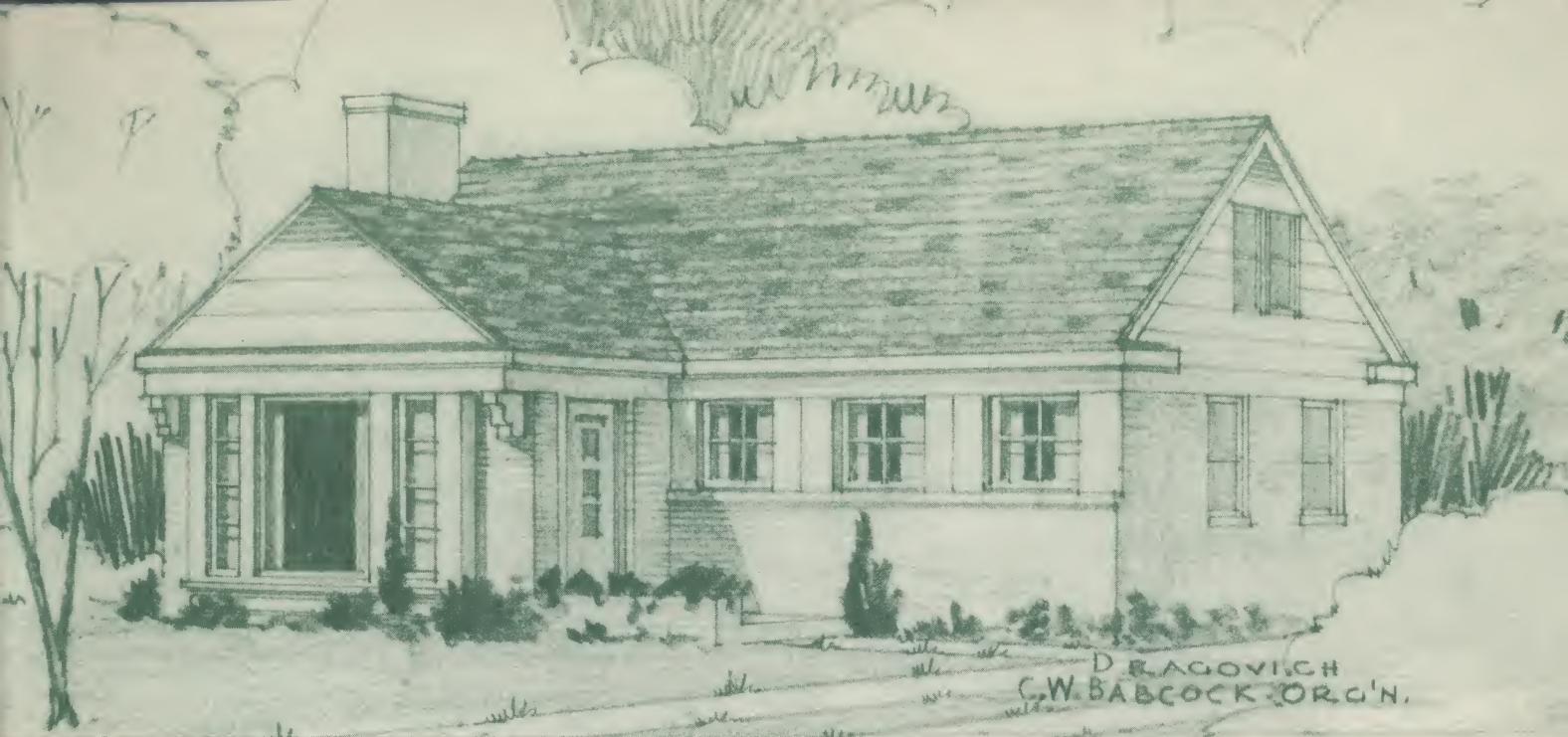
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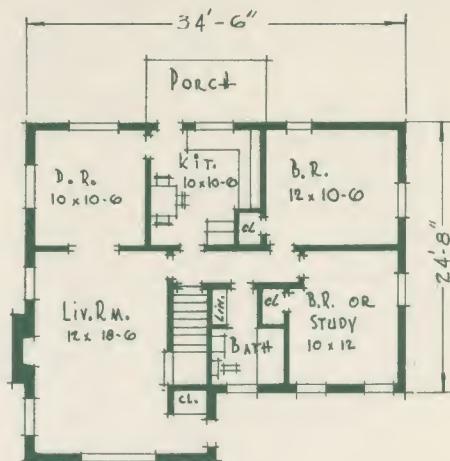
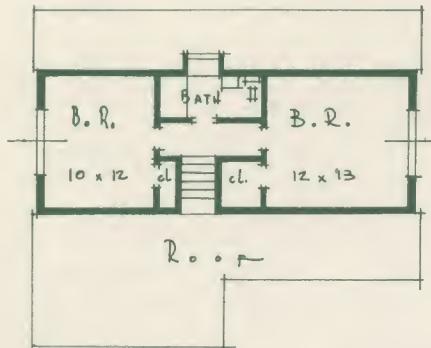
The basement is under the kitchen, dining and living room section. Type of heat recommended is radiant hot water over the unexcavated area and convector or radiator heat above the basement. Oil or gas forced air may be used instead of hot water.

The exterior shows the western influence and is finished in brick veneer painted white with oiled or light stained woodwork and siding and corresponding stonework. The roof suggested is a neutral tone.



**PLAN B - 11 — 19,330 CU. FT. — 1st Floor 689 SQUARE FT. — 2nd Floor 408 SQUARE FT.**

Designed by Architectural Division, C. W. BABCOCK ORGANIZATION, Detroit, Michigan



**BLUE PRINTS — \$5.00 for one set — Three sets for \$10.00**

The accompanying home is one that can grow with the family and will, if necessary, accommodate a family of eight. It will fit a 40-foot lot without driveway or a 44-foot or wider lot with driveway.

From the entry, in which there is a coat closet, there is direct access to the living room which is large for such a moderate size house. A stairway leads from the living room to the second floor where two additional bedrooms

can be finished. A small dormer window may be added if a bathroom is desired on the second floor.

Both bedrooms on the first floor are moderate in size. One may be used as a study if bedrooms are built on the second floor.

The wall separating the dining and living rooms may be removed to create a huge combined living-dining area. At the rear of the

kitchen is a large porch which also is convenient to the dining room. All rooms except the dining room open from the center hall.

The full basement is divided into recreational space and heating, laundry and storage area. Type of heating suggested is gas or oil forced air.

The exterior is of brick veneer with varnished wood panels and wood siding.



## PLAN B-10 — 38,840 CUBIC FEET — LIVING AREA 1,582 SQUARE FEET

This home of English style architecture has modern touches such as glass block, flower boxes and box windows. There are six-and-a-half rooms with bath, wash room or lavatory, laundry, covered porch, patio and two-car garage.

A desirable feature is the laundry on the first floor which permits convenient hanging of clothes in the garage on inclement days.

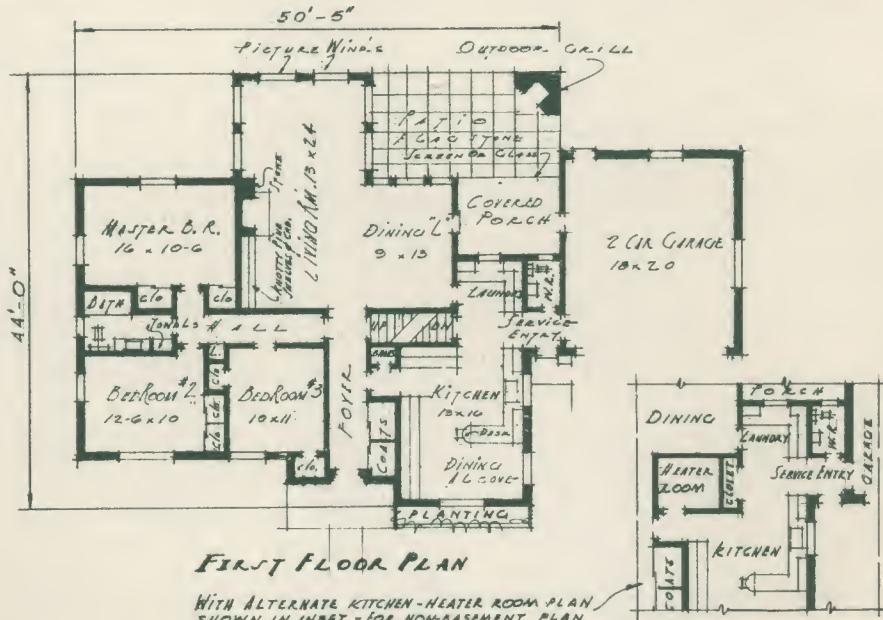
There are two closets with sliding doors in the foyer, from which there is access to any section of the house without passing through another room.

The living room and dining ell are both spacious with an abundance of glass and ventilation. The large fireplace is of stone with knotty pine shelves and cabinets. All bedrooms contain two closets.

The kitchen is conveniently located off the front entry. There is a separate service entrance through the laundry providing access from the garage and to the basement.

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The alternate plan shows a non-basement layout with heater room in place of the stairway. In the alternate plan the basement is under the living-dining section or if desired can be made under the entire house. Any type of heat—

forced air—hot water, steam or radiant—may be used.

With the garage this house would require an 80-foot or larger lot. Without the garage, a 65-foot lot would be the minimum.



## PLAN B-9 — 17,232 CUBIC FEET — LIVING AREA 1,170 SQUARE FEET

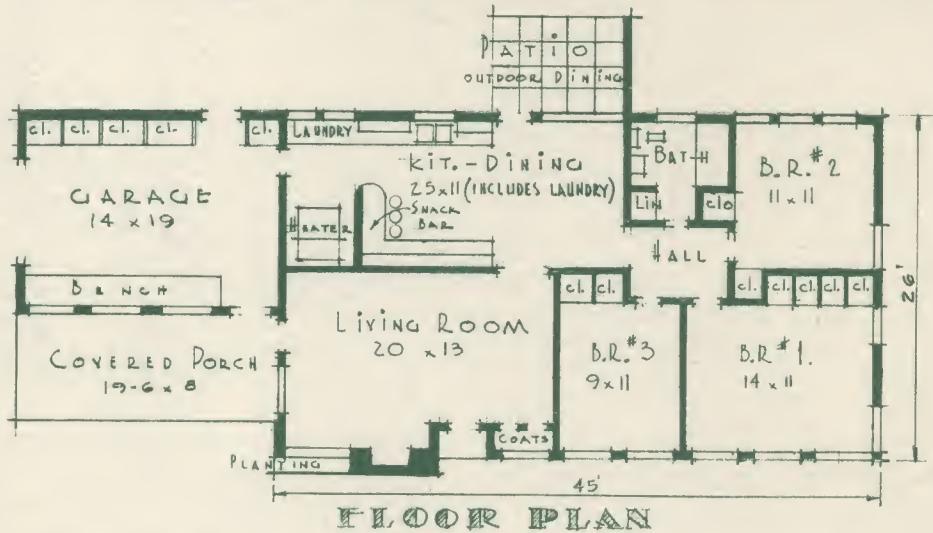
This modern Colonial - style home has pleasing long, low lines. Its outstanding feature is an abundance of glass areas and picture windows admitting a flood of sunshine for warmth and color within the house.

Access to the well-proportioned living room is through a recessed entrance. Off the living room, which has a natural fireplace, is a large covered porch in front of the attached garage. The porch easily may be screened in summer or glassed in for winter use. Being accessible from the kitchen, without going through any other room, it may be used for additional dining space.

There are three bedrooms and a bathroom. The master bedroom has three closets equipped with sliding doors and the other bedrooms two closets each. There is a linen closet in the bathroom.

The kitchen - dining - laundry combination is large and planned for step saving. The dining sec-

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tion opens to an outdoor dining area or patio. There is a snack bar in the kitchen for light meals.

The laundry and heater room are accessible to the garage where clothes may be hung to dry on inclement days. In the garage there is ample space for work bench and storage. Owing to the fact that this is a basementless

house there is more than the required closet space. Also it is a typical setup for radiant heating.

The living portion of the house is only 45 feet wide and without the garage would fit nicely on a 60-foot lot with ample space for a side drive. Including the garage, it would require 75 feet of frontage.



